

District II Advisory Board Minutes

November 3, 2008

www.wichita.gov

The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. CM Schlapp was in attendance, (9) board members attended, (8) staff and approximately (22) citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Joe Johnson
Max Weddle
David Mollhagen
Daryl Crotts
Phil Ryan
Brian Carduff
Aaron Mayes
Larry Frutiger
Allison Wegner

Members Absent

Nick Pompeo - Youth Member
Sarah Devries
Tim Goodpasture

Staff Present

Antione Sherfield- Neighborhood Assistant
Officer Ryan-Wichita Police Department
Bill Longnecker – Planning Department
Gary Janzen – Public Works
Carl Haas – Public Works
Karen Walker - Parks and Recreation Dept.
Deb Legge – OCI
Julie Irvin – OCI
Harlan Bascombe – OCI

Guests

Listed below

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:00 p.m. DAB members did introductions. CM Schlapp welcomed everyone and explained how the DAB meeting is conducted. She advised that Chairman Joe Johnson runs the meeting as she likes to get feedback from her board on issues brought before them and feels that this is the best manner to receive that information.

APPROVAL OF MINUTES AND AGENDA

- **October minutes approved (9-0)**
- **November agenda approved (9-0)**

PUBLIC AGENDA

1. Off-Agenda Items

No items submitted.

STAFF REPORT

2. Community Police Report

Officer Ryan, provided information pertaining to current crime trends in District II. Officer Ryan stated there were 3,000 to 4,000 who attended the Broadview Halloween Event. There was only one complaint during the event and everything appeared to run smoothly. Officer Ryan also stated that graffiti is more visible in District II especially out East. Lastly, he stated that there is a “Big Push” on DUI arrests.

Larry Frutiger, DAB Member asked if there were still mailbox thefts occurring in District II. Officer Ryan stated that there was nothing new occurring.

Recommended Action: Receive and file

3. ZON2008-00053

Bill Longnecker, Planning Department, provided information pertaining to City zone change from SF-5 Single-family Residential to (GO) General Office, generally located East of Rock Road, on both sides of East Saw Mill Road (North of 45th and East of North Rock Road).

The applicant requests a zone change from SF-5 Single-Family Residential (“SF-5”) to GO General Office (“GO”) on approximately 3.47-acres. The subject site is located on the north and south sides of Sawmill Road, in portions of Reserves A (5.63-acres) and C (26.54-acres), Sawmill Creek Addition, and east of Rock Road. Both portions of the reserves and the application area have frontage on Rock Road. Reserves A and C are part of a single-family residential subdivision, the Sawmill Creek Addition. Per the platlor’s text, uses in both reserves are restricted to: “signage, gazebos, small park structures, picnic areas/tables with covered structures, irrigation, walls, walks, lighting, landscaping, footbridges, drainage and drainage structures, berms, ponds, lakes and utilities confined to easements.” The platlor’s text also states that “The Reserves shall be owned and maintained by the Home Owner’s Association for the Addition.” The applicant proposes to develop the subject site into offices at this mid-mile location, thus the request for the GO zoning; however office development is not a permitted use in either reserve. To remove the restriction of uses allowed in the reserves; to remove the Home Owner’s Association from ownership and maintenance of these portions of the reserves; and to build uses not permitted on the subject site, the applicant will be required to replat the property. One of the considerations for this application is the fact that drainage is a significant feature of the reserves, but the applicant indicates there is developable ground located outside of the drainage ways that is capable of being developed, if the reserve area was more confined.

Most of the land in the area located north, west, and east of the site is located within the city limits of Bel Aire. These properties are undeveloped, developing or partially developed single-family residential subdivisions or are vacant tracts of land. The subject site is located within the partially developed SF-5 zoned Sawmill Creek Addition, a

single-family residential subdivision. Properties located south of this large single-family residential subdivision, and north of 45th Street North, are located in the City of Wichita. These undeveloped properties are zoned LC and MF-18 Multi-family Residential (“MF-18”).

CASE HISTORY: The site, portions of Reserves A and C, the Sawmill Creek Addition, was recorded with the Register of Deeds January 25, 2001.

ADJACENT ZONING AND LAND USE:

NORTH:	City of Bel Aire – Undeveloped tracts, large tract single-family residential
SOUTH:	SF-5 - Reserve, undeveloped and developed single family Residential
EAST:	SF-5 - Reserve, undeveloped and developing single family Residential
WEST:	City of Bel Aire – Undeveloped and developing single-family Residential

Max Weddle, DAB Member asked if the applicant was the original developer.

Chris Bohm (agent), stated yes.

Daryl Crotts, DAB Member asked if the current homeowners in the development were consulted?

Bill Longnecker stated that this was posted and advertised in the development. Bill also stated the Homeowners Association was notified.

David Mollhagen, DAB Member asked if the Planning Department made a presentation to the Bel Aire City Council.

Bill stated that the Planning Department sent them notice but have not heard back from them.

The property owner to the North of the potential development site asked what the setback was on the property to the North.

Bill stated that setbacks are typically 6 ft.

The property owner stated that at this point they did not support or reject the potential development site.

Bill encouraged the property owner to call him if he had any additional questions concerning setbacks.

Joe Johnson, DAB Chairman asked the property owner if he was looking for a larger setback.

The property owner stated that would be attractive.

Recommended Action: The **DAB** voted **(9-0)** to accept the Planning Staff's recommendation with the addition of the 20 ft. setback to the North of the property line.

3. Drainage Improvements associated with Greenwich, Harry to Kellogg Improvements.

Gary Janzen and Carl Hass, Public Works, provided information pertaining to Drainage Improvements associated with Greenwich, Harry to Kellogg Improvements.

On August 7, 2006 District II Advisory Board voted 7-0 to recommend approval of a project to improve Greenwich, from Harry to Kellogg. In completing the final design of the drainage plan for the project, staff has recognized that channel and structure improvements will be necessary downstream of the Greenwich Road drainage crossing in the Windsor Park and Ball Additions.

Analysis: The drainage improvements include widening the existing drainage channel through the Windsor Park Addition north of Bayley Street, immediately east of Greenwich and south of Lincoln. To provide proper stormwater conveyance through the neighborhood and reduce the potential for future flooding, the drainage plan recommends closing Bayley to through traffic, for construction of an open channel through the street right-of-way.

Financial Considerations: Funding for the project is included in the 2007-2016 Capital Improvement Program.

Goal Impact: These projects address the Efficient Infrastructure goal by improving traffic flow through an important traffic corridor in east Wichita.

Legal Considerations: None.

Gary Janzen, stated the main focus of this project is the drainage issues in this neighborhood. He also stated that Public Works held a Neighborhood Meeting two weeks ago at Seltzer Elementary with individuals that would be impacted with the closure of Bayley Street. The plan is to have this plan approved tonight by the DAB and take to City Council in January with the hopes to start construction in the spring of 2009.

Gary stated that Public Works will be putting in a Traffic signal at Lincoln and Greenwich. This will decrease traffic cutting through the neighborhood. There will be sidewalks on both sides. There will be cameras on the signals. Traffic counts were taken last week over a 24 hour period. The traffic counters count the traffic by the hour. The peak hours were between 3:20 pm and 4:12 pm. Between that time frame 20 vehicles utilized Bayley including two school buses. Gary stated that he is confident that closing Bayley will not have a significant impact on the neighborhood.

Bruce Harris, 1045 S. Dowell stated that with the drainage improvement plan, they will not have access to their pond. He stated that a walkway would allow access around the pond.

Ray Raymos, 1350 S. Greenwich stated that he is concerned that if you lower the pond by another ft. they would be exposed to dangerous pollutants. He was also concerned about heavy equipment destroying lawns during construction period.

Wendell Parks, 1050 S. Dowell stated that he was concerned about losing Bayley Street. He was also concerned about heavy equipment destroying lawns during construction period.

Carol Leland, 900 S. Greenwich asked if her evergreen trees were in the right-a-way pertaining to construction.

Gary Janzen stated he would check into that and get back with her.

Joe Johnson, DAB Chairman stated that if he had to summarize the discussion. Everyone approved of the drainage plan, willing to live with taking Bayley out, but you are concerned with problems with the pond.

Elwood Entz, 901 S. Dowell stated that Bayley has always been the most attractive way to enter Windsor Park. He also stated it would be a shame to lose the entrance if Bayley was closed.

CM Schlapp recommended that we look at landscaping Lincoln so that it would be an attractive entrance since Bayley will probably be taken out. She also instructed staff to get Mr. Entz's information and visit with him.

Recommended Action: The **DAB** voted (9-0) to approve the drainage plan, including the Bayley Street closure in addition to providing some type of walkway to access the pond.

4. Drainage Improvements associate with Harry, Greenwich to 127th Street East Improvements.

Gary Janzen and Carl Hass, Public Works, provided information pertaining to Drainage Improvements associated with Harry, Greenwich to 127th Street East Improvements.

On July 7, 2008, District II Advisory Board voted 7-0 to recommend approval of a project to improve Harry from Greenwich to 127th Street East, with a request that Public Works-Engineering staff return at a future date with more information about drainage improvements associated with the project.

Analysis: The project is being designed such that the proposed roadway and drainage structures will provide no negative impacts to properties in the project area. One existing drainage structure and the 127th Street Bridge will be extended and three structures will be replaced with larger structures to provide positive drainage impacts on adjacent properties.

Swales and/or channels will be improved as necessary to provide improvements in drainage next to existing homes. Swales will be designed with a minimum side slope of 4:1 to allow easy maintenance by adjacent homeowners.

The inclusion of channel improvements in the Spring Branch east of 127th as recommended in the PEC Master Drainage Study will reduce the maximum water surface in the Spring Branch, which is where all drainage from the project area flows.

Financial Considerations: Funding for the project is included in the 2007-2016 Capital Improvement Program.

Goal Impact: These projects address the Efficient Infrastructure goal by improving traffic flow through an important traffic corridor in east Wichita.

Legal Considerations: None.

Gary Janzen, stated this plan will allow planning to build Harry Street to three lanes with sidewalks on both sides. He stated they were here to get approval on the final drainage plan so they can get started on acquiring right-a-ways fairly soon. The plan is to start construction in Spring of 2010.

Tim, Ruggles & Bohm, P.A. stated that the goal of this project is to get water as far away from existing residential properties. If Harry Street is extended to a five lane project in the future they will have to do a storm sewer improvement at that time.. The projections show that being a long way off. He also stated that they would have to pay attention to the outflow from detention ponds in the Willow Creek subdivision east of Tara Falls. He stated they would like to tie into a 24 inch pond, turn it over and face it to the east and tie it into a 36 inch pipe that is under ground. This would create 35 acres of drainage to the area.

He also spoke about the area at 127th East and Harry Street. There are some concerns of flooding in the area. They are looking at replacing the Box which would increase the capacity by over 30 percent. The final item is the extension of the 127th East Street bridge. The bridge won't have a change but there will be some channel improvements to lower the profile. Lastly, he stated that this is a brief rundown on what they are looking at for the drainage improvements.

Tisha Meier, 12402 E. Osie asked if the neighboring property and hers will be blended together.

Gary stated that the more they could work with the family on gaining easement would allow them to make that a nice slope.

Tisha also asked how they would prevent water from backing up into property.

Tim stated that the box will allow water to move quicker and away from the property.

Karlene Mooney, 12629 E. Harry asked would this prevent water from coming from Spring Creek.

Tim stated that they could possibly clean out the drainage in an effort to get the water to drain out.

Rebecca Kirby, 12022 E. Harry Street asked if there were going to be sidewalks on both sides.

Gary stated that there will be a sidewalk on the north side and a bike path on the south side.

Rick Hern, 11527 E. Harry, asked where the bike path actually begins.

Gary stated that there is a bike path on the south side of Harry Street that comes up from Webb to Greenwich.

Joe Johnson, DAB Chairman suggested that if anyone had questions to provide staff with contact information so they could follow up with status of projects.

Recommended Action: The **DAB** voted **(9-0)** to approve the drainage plan.

5. Drainage Improvements associated with Greenwich, Harry to Pawnee Improvements.

Gary Janzen and Carl Hass, Public Works, provided information pertaining to Drainage Improvements associated with Greenwich, Harry to Pawnee Improvements.

On July 7, 2008, District II Advisory Board voted 7-0 to recommend approval of a project to improve Greenwich from Harry to Pawnee, with a request that Public Works-Engineering staff return at a future date with more information about drainage improvements associated with the project.

Analysis: The project is being designed such that the proposed roadway and drainage structures will not present any negative impacts to properties in the project area. A new outfall structure at Smithmoor Addition detention pond and a new larger structure under Greenwich will reduce risk of overtopping the road.

To the south, the existing double box culvert is being restricted by silt from ditches and driveways. Addition of curb inlets will improve its effectiveness. Expansion of the culvert to the south side of Pawnee will improve the drainage at the intersection at Pawnee.

The inclusion of channel improvements in the Spring Branch east of 127th as recommended in the PEC Master Drainage Study will reduce the maximum water surface in the Spring Branch, which is where all drainage from the project area flows.

Financial Considerations: Funding for the project is included in the 2007-2016 Capital Improvement Program.

Goal Impact: These projects address the Efficient Infrastructure goal by improving traffic flow through an important traffic corridor in east Wichita.

Legal Considerations: None.

Pat, Ruggles & Bohm, P.A stated that there are two drainage boxes located at Pawnee and Greenwich. The two boxes were built in 1991 and drain 252 acres of land mostly from the south side of Pawnee. The problem with the area is the ditches have very little grade across them. They basically fill up quickly. They would like to extend one of the boxes to the south to pick up an additional 28 acres of land.

Pat also stated that the main part of the project would be how they address the Smithmoor Addition. They would like to create a two stage weir structure so they can minimize the downstream effect.

Recommended Action: The **DAB** voted **(9-0)** to approve the drainage improvement plan.

6. Wichita Parks, Recreation, and Open Space Plan

Karen Walker, Park and Recreation, and Marla Flentje, the Austin Peters Group, provided information on the Wichita Parks, Recreation, and Open Space Plan as an element of the Wichita-Sedgwick County Comprehensive Plan.

In 2006 the Wichita Board of Park Commissioners initiated the development of the Wichita Parks, Recreation, and Open Space Plan (PROS Plan) to replace the currently adopted 1996 Parks and Pathways Plan, an element of the Wichita-Sedgwick County Comprehensive Plan. The Wichita PROS Plan will serve as an updated and improved guide for the development, provision, maintenance, and funding of parks and recreation resources for the City of Wichita. The plan will better enable the Park Board and City Council to ensure that the provision of PROS resources reflects the priorities and needs of Wichita citizens.

The plan area consists of the City of Wichita and the Wichita 2030 Urban Growth Area, identified in the Wichita-Sedgwick County Comprehensive Plan.

On December 19, 2006 the City Council approved the selection of Moore, Iacofano, Goltsman to undertake the preparation of this Plan. An eight-member Citizen Advisory Committee was appointed by the City Manager to oversee the development of the Plan. A 43-member Technical Advisory Group comprised of community organization representatives, school board staff, neighborhood organizations, trade organizations, and City staff was also created to provide support to the development of the PROS Plan.

Over the last two years, the planning team has worked closely with the Citizen Advisory Committee, Technical Advisory Committee, and the community at-large to build consensus in the development of the PROS Plan. To-date, there have been a total of 5 Citizen Advisory Committee and Technical Advisory Group meetings; 13 public information meetings (including a public charrette), 6 presentations to the Wichita Board of Park Commissioners, 2 briefings to the Advance Plans Committee of MAPC; 456 responses from a community-wide survey done by the consultant; 6 days of intercept events; 855 questionnaire responses; and an online-questionnaire.

The draft Plan is being presented to all six District Advisory Boards in November for further public comment and recommendation.

Analysis: The following is a summary of the highlights contained in the draft PROS Plan. The complete version of the Draft PROS Plan can be viewed at www.wichitaprospan.com.

Where Are We Now? - The draft plan contains a description of Wichita and its recreation resources. This section also includes a review of national trends that influence how communities provide park and recreation resources.

Where Do We Want to Be? – The plan includes the community’s vision for the future, “... an interconnected and accessible system of vibrant public spaces, friendly neighborhood parks, thriving natural areas, and diverse recreation opportunities that make our city a healthy and active place in which to live, work, and play”. The Goals of the PROS Plan are as follows:

1. Provide safe and accessible parks, open spaces, recreation facilities and programs that help create healthy residents and a healthy community.
2. Preserve and enhance our unique natural and cultural resources.
3. Provide facilities and services that embrace the needs of residents of diverse cultures, ages, and income levels.
4. Preserve resources through sound management and best practices to create a legacy for future generations.
5. Provide trails that connect community destinations, support alternatives to automobile transportation, and encourage active transportation.

6. Support life-long human development by providing recreation and learning opportunities.
7. Foster community ownership, encourage community participation, and promote volunteerism.
8. Building partnerships to leverage resources and work cooperatively toward our vision.

The strategic directions to achieve Wichita's vision for parks, recreation, and open space include:

- Neighborhood-oriented services;
- Vibrant public spaces;
- A balanced and equitable system of services;
- An interconnected system that supports walking, bicycling, and other healthy activities;
- Renovation, restoration, and reinvestment;
- A well-maintained and sustainable system; and
- An adequately funded system.

How Do We Get There?: *Recreation Services*- The PROS Plan recommends a Neighborhood Center-based recreation services model that focuses on health and wellness; and community building. Recreation programming will also support tourism and economic development through partnerships, programs, and services.

How Do We Get There?: *Park Land, Recreation Resources, and Trails* – The PROS Plan identifies the following improvements listed below.

- Overall policies, actions, and recommendations that apply to the entire park system or entire categories of parks;
- Design guidelines that identify the size, access, and resource guidelines for each park classification;
- Improvements to existing parks, new parks, and pathways within the Wichita City limits;
- Recommendations for new parks and pathways needed to serve future needs in the 2030 growth area;
- Program improvements, minor investments, and if successful – then major investments in neighborhood community centers to provide recreation programming; and
- Investments in public swimming pool improvements.

How Do We Get There?: *Park and Facility Maintenance and Operations Costs*- In order to address maintenance concerns identified by the public, the PROS Plan includes recommendations for improvements to the City's maintenance of existing and proposed resources. This section identifies the estimated funding amounts necessary for the proposed higher levels of maintenance for existing resources, which are estimated to cost approximately \$2.3 million.

How Do We Get There?: *Management of Services* – The PROS Plan includes actions and recommendations for improving the delivery of park, recreation, and open space services through initiatives in the following categories:

- organizational structure;
- communications and outreach;
- volunteerism;
- partnerships; and
- funding and finance.

Capital Projects – This chapter includes potential funding sources for the more than \$450 million of capital improvements identified in the PROS Plan, and provides prioritization criteria to evaluate the projects. The funding sources include the following:

- General obligation bonds (capital improvements program);
- Special assessments;
- Sales tax;
- Development excise tax (impact fees); and
- State, federal, and private grant opportunities.

Prior to adopting the Wichita Parks, Recreation, and Open Space Plan as an element of the Wichita-Sedgwick County Comprehensive Plan, Kansas statutes require the MAPC to hold a public hearing is tentatively scheduled for November 20, 2008.

Financial Considerations: The adoption of the Wichita PROS Plan involves no commitment of funding from the City of Wichita or Sedgwick County. The plan proposes infrastructure and programming improvements throughout Wichita and the 2030 Wichita Growth Area (e.g. new parks, pathways, facilities, and programming) over the next 30 years or more. The total amount of proposed improvements total more than \$450 million.

Goal Impact: The *Wichita Parks, Recreation, and Open Space Plan* addresses the goal to improve Wichita's quality of life.

Legal Considerations: none

Daryl Crotts, DAB Member asked if you considered Adopt-A-Park type program such as Adopt-A-Mile Highways.

Marla stated that there is a neighborhood group in District I that has taken on a project such as this.

Max Weddle, DAB Member pointed out a error in the PRO's Park Plan near Hawker Beech Craft.

Daryl Crotts, DAB Member asked about the park project at Central and Greenwich.

Marla, stated it was in the plan.

CM Schlapp thanked Marla Flentje and Karen Walker for their time spent on this project.

Recommendation: The **DAB** voted **(9-0)** in support of the PRO's Park Plan.

7. **Overview of condemnation, VNR and abatement cases**

Deb Legge, Julie Irvin and Harlan Bascombe, presented information about Condemnations, an update on the Vacant Neglected (building) Registrations program, Abatements (tall weed & grass, junk & debris and inoperable vehicles).

Deb stated the OCI Department initiated (61) condemnation cases during the 2008 year. Fifteen of those cases were from the previous year. Fifty four properties were demolished. Most of those properties were in District I. One demolition took place in District II.

Julie stated the Neglected Building ordinance was created a couple of years ago. The OCI

Department started with 994 cases. They were able to close 515 of those cases. Currently they have 266 active cases. Out of those 266 cases, 213 are in the penalty phase. District II only had 18 cases total with 12 of those being closed in a timely manner.

Harlan stated some of the challenges of this year were tracking the progress of cases. It had to do with the merger of Environmental Services and the OCI Department. Since January of 2008, the OCI Department charged 4,953 environmental cases. The OCI Department was able to close 3,022 of those cases. Within the same time frame OCI initiated 2,465 tall grass and weed cases. They were able to close 2,345 of those cases. He also stated that the OCI Department developed a plan to deal with inoperable vehicles. They teamed up with the Wichita Police Department. They targeted the Northeast Wichita quadrant of the City and identified 80 inoperable vehicles. They notified the property owners and the vehicle owners by tagging vehicles with tow stickers. Fifty three were brought into compliance and 27 vehicles were towed away as a result to non-compliance.

Daryl Crotts, DAB Member asked if these vehicles were parked on the street.

Harlan stated that all the vehicles that were dealt with were on private property.

Chairman Joe Johnson and CM Schlapp thanked the OCI Dept. for their presentation and all the hard work they do to keep our neighborhoods safe and clean.

Recommendation: Receive and file

With no further business, the meeting was adjourned at 10:12 p.m. The next DAB II Meeting will be Dec. 1, 2008.

Respectfully Submitted,
Antione Sherfield, Neighborhood Assistant

Guest

Larry and Tisha Meier
Dennis and Toni Legge
Ray and Joan Raymos
John Mash
Wendell and Pat Parks
Jim Parks
Roger Ridlon
Rebecca Kirby
Beverly Saruer
Cliff Eldridge
Karen Arual
Carol Leland
Elwood Entz
Thomas Roth
Jessica Rhein
Karlene Britton Mooney

